



Town of East Fishkill Planning Board

330 Route 376, Hopewell Junction, New York 12533

Planning Board Meeting Agenda

June 21, 2022

7:00 PM

at

East Fishkill Town Hall

330 Route 376

Hopewell Junction, NY 12533

CHAIRPERSON COMMENTS:

- a. The Pledge of Allegiance
- b. Upcoming Meeting Dates: July 12, 2022 & August 9, 2022
- c. Approval of Minutes of Meetings Held: May 10, 2022
- d. Roll Call

SCHEDULE A PUBLIC HEARING:

1. **Montage Subdivision**, Route 52 (6556-00-802836)

Applicant is requesting to schedule a public hearing on **August 9th, 2022** for a proposed cluster subdivision with 122 residential lots on a 385.5-acre parcel.

EXTENSIONS:

2. **#2021 – 007 Forestiere**, 8 County Lane (6356-01-408655)

Applicant is requesting two 3-month extensions for a subdivision approved by the Planning Board on June 8, 2021 they are awaiting approval by the DCDBCH. Applicant previously received two three-month extensions thru June 8, 2022.

3. **Donovan Site Plan, 8 Nancy Court** (6358-02-561646)

Applicant is requesting a 1 year extension for a site plan approved in 6/2/2009. The applicant previously received extensions on 4/6/10, 6/21/11, 9/6/11, 12/20/11, 3/6/12, 4/1/14, 4/21/15, 4/20/16, 6/6/17, 6/18/18, 6/18/19, 4/1/20, 11/1/20, a 6 month extension on 11/17/20 until 5/31/21 due to Covid 19 and a one-year extension on 6/8/21 thru 6/8/22.

AJOURNED PUBLIC HEARING:

4. #2021 – 019 – Hopewell EZ Storage Expansion, 896 Route 82 (6457-02-510638)

Applicant proposes to construct two new self-storage buildings 8,700 sf and 7,500 sf in size. The buildings are proposed to be located behind the existing masonry building on the site.

DECISION:

5. #2021 – 012 – Stormville Square, 194-198 Route 216 (6657-03-064313,066295)

Applicant is seeking Site Plan approval for a 36,000sq. ft. (formally proposed as 21,400 sq. ft.) climate-controlled storage building on an undeveloped parcel located near the intersection of Old Route 52 and Route 216.

6. Route 216/Phillips Rd

Resolution of no jurisdiction on land swap between town and property owner for new road ROW Route 216 and Phillips Rd.

7. #2021 – 013A - iPark Building A, 200 North Road (6456-03-958962).

Applicant is seeking Site Plan approval to for a 250,000 sf furniture distribution warehouse.

DISCUSSIONS:

8. #2022 – 035 – McDonald's, 967 Route 376 (6358-02-570572).

Applicant is applying for an Amended Site Plan to add a side by side drive thru and a Special Permit for a parking waiver to reduce the parking count by five spaces.

9. #2022 – 032 – Cim Tech, 40 Corporate Park Drive (6356-04-525017).

Applicant is looking to construct a 6,400sf addition to existing building.

10. Summit Woods, 3162 Route 52 (6656-00-045715)

Applicant is requesting subdivision approval for a proposed 175 lot cluster subdivision plan located at 1326 Route 52.

11. #2022 – 037 – Firas Bridges Subdivision, Eder Road (6656-00-819763)

Applicant is seeking subdivision approval for a proposed 4 lot subdivision with one existing building lot currently under construction.

12. #2022-038 - iPark – Sloop Brewery, 700-740 South Drive (6456-030-047060)

Applicant is seeking approval of a proposed outdoor patio with a wood framed structure and outdoor seating.

13. #2020-008 iPark Visitors Center, iPark Blvd and South Drive (6456-03-047060)

Applicant is proposing to amend the resolution to the iPark visitor's site plan approval dated 8/18/2020 to increase the size of the Jane Bakes addition from 883 sf to 2500 sf and remove the entry porch to the southwest corner of the building.

SKETCH PLAN:

14. #2022- 033 – Stormville Run Subdivision, Stormville Road (6557-02-711619/793545)

Applicant is proposing a 30 lot subdivision of a 48.7 acre lot.

CORRESPONDENCE:

15. #2019- 023 – Villa Nigrelli, 109 Carpenter Road (6557-01-235639)

Applicant is requesting to the Planning Board rescind the site plan approval granted 2/28/19. Applicant has elected not to proceed with proposed 2nd floor expansion or improvements to the parking area. The second story will revert to storage only.

16. #2021-014 – Project Niagara/Rolling Frito-Lay Sales, LP 10-350 North Drive (6356-04-861300, 6356-04-950353, 6456,03-054349).

Applicant is requesting an amendment to the site plan resolution to allow the applicant to obtain DOH approval prior to the issuance of a TCO instead of at site plan signature.

Jackie Keenan, Clerk
East Fishkill Planning Board